093.0	0004	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,200 / 668,200
					USE VALUE:	668,200 / 668,200
					ASSESSED:	668,200 / 668,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOSE SHARON A
Owner 2:	DIBENEDETTO CAMILLE M
Owner 3:	
Street 1:	30 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1538 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	257,100	3,700	407,400	668,200
Total Card	0.124	257,100	3,700	407,400	668,200
Total Parcel	0.124	257,100	3,700	407,400	668,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.57 | /Parcel: 434.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60551

GIS Ref

GIS Ref

Insp Date 09/29/18

!7629!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,200	3700	5,400.	407,400	668,300	668,300	Year End Roll	12/18/2019
2019	101	FV	217,800	3700	5,400.	413,200	634,700	634,700	Year End Roll	1/3/2019
2018	101	FV	217,600	3700	5,400.	308,500	529,800	529,800	Year End Roll	12/20/2017
2017	101	FV	217,600	3700	5,400.	279,400	500,700	500,700	Year End Roll	1/3/2017
2016	101	FV	217,600	3700	5,400.	267,700	489,000	489,000	Year End	1/4/2016
2015	101	FV	206,000	3700	5,400.	227,000	436,700	436,700	Year End Roll	12/11/2014
2014	101	FV	206,000	3700	5,400.	215,300	425,000	425,000	Year End Roll	12/16/2013
2013	101	FV	206,000	3700	5,400.	204,900	414,600	414,600		12/13/2012

PRINT

Date	Time
12/10/20	22:14:49

LAST REV

Date	Time
10/02/18	11:55:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7629

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEHDIZADEH SORO	29435-412		11/27/1998		249,000	No	No		Y

USER DEFINED

Prior Id # 1:	60551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	2175	Re-Roof	10,000	C				
7/10/2014	801	Alterati	1,905					
5/1/2012	536	Manual	3,950					
4/16/2001	230	Redo Kit	20,000	C				REMODEL KITCHEN-RE
7/14/1994	345	Manual	7,900					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	PH	Patrick H
8/21/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	Info Fm Prmt	PC	PHIL C
12/13/2008	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	264	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	84270
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349316
Depreciation:	92219
Depreciated Total:	257096

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

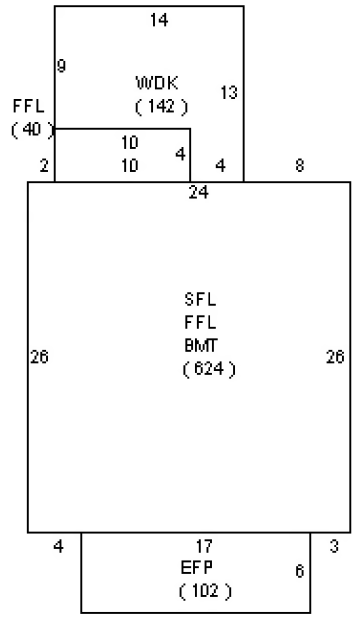
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	119.25
Final Total:	257100	Val/Su SzAd	199.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	664	171.990	114,202
BMT	Basement	624	58.200	36,318
SFL	Second Floor	624	171.990	107,322
WDK	Deck	142	12.780	1,815
EFP	Enclos Porch	102	52.840	5,389
	Net Sketched Area:	2,156	Total:	265,046
Size Ad	1288	Gross Are	2156	FinArea 1538

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1926	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700